

## BUILDING CODE SHOWS NEED OF SMALL HOUSES

Report of Department of Commerce Reveals 1,200,000 Home Shortage.

The preliminary report of the building code committee of the United States Department of Commerce has just been issued, dated March 30, 1922. It presents a schedule of "Minimum Requirements for Small House Construction" on which the committee asks for criticism and suggestions. Later on this report is to be revised and then printed for general distribution; it will be recommended by Secretary Hoover to all town, city and State governments as the basis of building code legislation.

The introduction to the report points out the committee's belief that regulations for dwelling constructions are a pressing necessity. The great scarcity of dwellings throughout the country, especially the small one and two-family types, reported by various organizations investigating that subject during the last two years, made it apparent that any assistance the committee could render in reducing the cost of such construction would be immediately helpful. Secretary Hoover was particularly interested in this phase of the work and at his request the committee gave it precedence.

**Average Cost High.** The financial importance of such construction is indicated by statistics compiled by the Chamber of Commerce of the United States which show that the cost of such structures built during the year 1920 was about 75 per cent of the total cost of dwelling accommodation provided in cities, and about 28 per cent

of the total cost of all classes of building construction. One and two-family dwellings made up 42 per cent of all building operations reported, and both this percentage and the proportion of total cost given un-furnished would have been greater if figures could have been obtained from more small cities and towns.

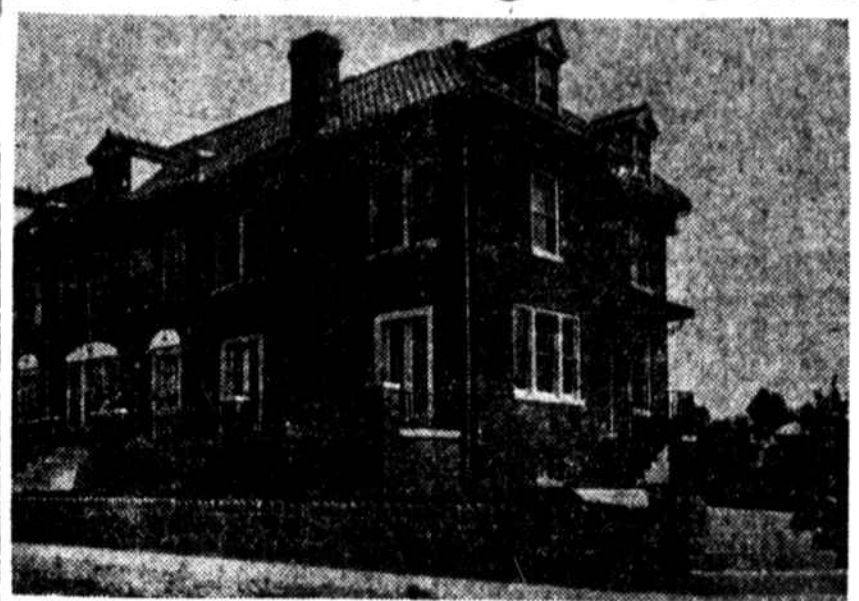
According to dependable statistics the present shortage of homes in the United States is 1,200,000. It is apparent, therefore, that if building regulations could be modified and standardized as to effect even a small saving on each building without endangering its efficiency or permanency, a large total economy would result.

This report deals only with construction of dwellings intended for the occupancy of not more than two families between exterior or party walls. No recommendations are made as to proportion of lots that buildings may cover; the distance between buildings, or between buildings and lot lines; or the effect upon construction imposed by such considerations. Lack of reference to these features is not due to their unimportance, the committee states, but merely because they were considered beyond the scope of the present report.

**Zoning Committee.** An Advisory Committee on Zoning has been organized in the Division of Housing to assist the Department on city planning questions. All matters such as those mentioned above and those concerning necessities for light and air, also the general suitability of buildings as living quarters will be considered jointly with that committee and recommendations made later.

The requirements recommended in this report constitute, in some particular, relaxations from those considered advisable for construction of large buildings. The committee believes, however, that for the simple types of buildings specified, and because of the need of eliminating all possible waste, the minimum standards advised are compatible with a due measure of utility and durability in the structures affected. The objects which the committee had in view in recommending these regulations were:

## M'KEEVER & GOSS SELL SPRING PLACE HOME



McKeever & Goss, 1415 I street northwest, have sold the attractive corner house containing four bedrooms and two baths. The consideration was \$25,000.

These recommendations are based on the assumption that good materials and workmanship will be used and all necessary care taken in assembling the various parts of the structures. The committee feels that thorough building inspection is often lacking and that many unnecessarily rigid code requirements have been adopted to offset possible laxity in enforcement. In modifying such provisions to reduce cost, therefore, local authorities should insist upon supervision of construction by an adequate, competent personnel.

These recommendations are based on a considerable volume of building code analyses, statements of opinion, and test data. The committee desires that they be regarded as tentative in nature and that they receive the fullest and freest discussion by all interested in such matters. The committee does not wish to force its personal views upon the public, but is anxious to have the final form of its recommendations represent the best possible foundation of fact and the consensus of qualified public opinion as to suitable minimum requirements. It believes that laws thus formed will come as near being standard as reasonably to be expected and that they would doubtless receive generous support.

The committee therefore wishes to develop all possible information bearing on these subjects and to receive the benefit of opinions based upon different viewpoints. Constructive criticism is especially solicited. All such material received will be given careful consideration in preparing a revised and final draft of the recommendations. It is hoped that they may then be in acceptable form to be adopted freely as building ordinances by the several hundred municipalities now entirely without such laws and to be used in revision of antiquated existing ordinances.

—From The American Builder.

### SIXTY CAR GARAGE

SOLD ON L STREET

The property at 1319 L street has been sold for about \$47,500, and consists of two floors, capacity sixty cars.

The purchaser, Harry Gutridge.

## SACRIFICING 88 Large Lots Willett Heights, Va.

Only 52-10 miles White House; prices \$35 to \$435, nothing higher; located on Chain Bridge Road directly opposite Mt. Olivet Church, 3 minutes' walk Lacey Station on Wash. & Old Dominion Railway (15 minutes from Georgetown), 7 minutes' walk Lacey Station on Falls Church line (28 minutes from 12th & Pennsylvania Ave. N. W.). Best car service out Washington! Lots SACRIFICE PRICES for quick sales. Ground lies well, very high elevation (316 feet), many especially attractive building sites. Terms very easy. Sizes of lots: Some as large as 60 feet front by 231 feet deep; smallest is 50 feet by 125 feet deep; every lot 50 feet front or more (27 more than one-quarter acre; concrete sidewalks in front of them; nice hedge planted; young shade trees set out.

### Two Large Sale Signs on Property

2 Lots at \$35 Each	5 Lots at \$260 Each
2 Lots at 60 Each	4 Lots at 285 Each
6 Lots at 110 Each	8 Lots at 310 Each
13 Lots at 135 Each	3 Lots at 335 Each
8 Lots at 185 Each	5 Lots at 385 Each
8 Lots at 210 Each	5 Lots at 410 Each
9 Lots at 235 Each	10 Lots at 435 Each

### ON ELECTRIC CARS

Take 12th and Pa. Ave. line to Lacey Station, 28 minutes' ride. Get off, walk north to property, about 7 minutes, or take cars 36th and M Street (Washington and Old Dominion Railway Bluemont Branch), get off at Lacey Station, walk north to property, 8 minutes.

### BY AUTO

Cross Aqueduct Bridge, go through Cherrydale to Livingstone Heights, and turn south at Livingstone Heights and you are at property; by way of Clarendon, on main Falls Church road, and turn at Lacey Station and you are only a short distance from property, which is located on main road between Ballston and Livingstone Heights, directly opposite Mt. Olivet Church.

Other ways by auto roads. Should you have occasion to ask any one, get them to direct you to Lacey Station on the Washington and Old Dominion or Mt. Olivet Church on Chain Bridge Road. Distance from White House to this subdivision by auto road is 52-10 miles.

Lots plainly marked—numbers in center; 4 pegs mark each lot. Inspect lots any time. WILL BE SOLD! No reservations. Plans, prices and all information at office. Agent on ground Sunday, May 28, 1922, from 10 a. m. until dark, will gladly give all information. Come out Sunday, see for yourself. Prices are low. This subdivision is high, dry, cool and healthy. Lots so well located, so close to Washington, will go quickly.

### TERMS

\$25 each lot, balance \$12 per month, which includes all interest (you do not pay taxes until you have paid for lots). Plans, prices and all information at office. Agent on ground Sunday, May 28, 1922, from 10 a. m. until dark, will gladly give all information. Come out Sunday, see for yourself. Prices are low. This subdivision is high, dry, cool and healthy. Lots so well located, so close to Washington, will go quickly.

## WALTER O'HARA

"I Specialize in Nearby Virginia"

EXCLUSIVE AGENT

1309 H Street N. W. Main 4928

### HOUSES

Tiled bath with shower.  
Hardwood floors.  
Open fireplace.  
Folding glass doors.  
Built-in bookcases.  
In-a-door bed with dressing room.  
Pullman breakfast room.  
Thirty-foot porch.  
Concrete basement.  
Laundry trays.  
White enamel stove.  
White enamel cabinet.  
White enamel refrigerator.  
Price, \$25,500, exclusive of lot.

## NINE TRANSFERS MADE THROUGH WM. S. PHILLIPS

Transactions for Week Include Sale of Eleven-Room House on Columbia Road.

The following transfers of real estate were made during the last week through the office of William S. Phillips, 1409 New York avenue northwest:

Mrs. Catherine M. Gladmon purchased from Mrs. Mary A. Conway premises, 1482 Columbia road northwest. This is a three-story brick house containing eleven rooms; three baths and every modern convenience. Frank C. Merritt sold to Louis Bowlder the colonial brick house at 920 Eighth street northeast. This house contains six rooms and has every modern convenience.

Frank E. Thomas purchased one of the new houses recently completed by the Joseph Shapiro Company, at 817 Crittenden street northwest. These are colonial brick dwellings of six rooms and bath, all modern improvements, double rear porches, and having deep lots.

Mrs. Edna M. Clark purchased the semi-detached dwelling at 432 Shepherd street northwest, from Samuel S. Fraser. This is a thoroughly modern home containing six rooms and has a deep lot to garage.

Harvey N. Fatzinger purchased the nine-room detached frame house at 2217 Douglas street northeast, from Mrs. Ida Stanley.

Mrs. Marie Linthicum purchased from Guilford Davenport premises, 2027 Second street northeast. This is a modern home.

Taylor C. Hurt purchased from Mrs. Viola Long the detached bungalow at 2411 Tenth street northeast. This is a very pretty bungalow in Dahlgren Terrace and has an unusually large lot.

Henry A. Peckham purchased from Mrs. Edna Clark the six-room and bath brick residence at 3031 Warder street northwest.

Baxter P. Hill purchased from Mrs. Eugenie Kittridge the six-room brick house at 1324 Emerson street northeast.

will conduct a public garage. Thomas J. Fisher & Co., Inc., negotiated the transaction.

John F. Donohoe & Sons,  
Real Estate and Insurance  
Lincoln 84  
314 Penna. Ave. S. E.



### LOTS

Any size you wish.  
Magnificent shade trees.  
High elevation.  
Sewers.  
Gas.  
Electricity.  
Concrete sidewalks.  
Car service.  
Bus service.  
Near schools, churches, stores.  
No interest on deferred payments.  
Free insurance.  
Price, 12 cents per square foot, for cash.  
14 cents per square foot, monthly payments.

## Ashton Heights Virginia

3 Miles From White House, 22 Minutes by Trolley From 12th and Pa. Ave.



### Sample House Now Building

This house will be built on a lot of your own selection. Others houses for less money, other houses for more money. Our sample house combines the conveniences and refinements of a high-class apartment with the advantages of a detached house. The finish and equipment are such as are usually found only in high-priced homes. Our houses appeal to persons of culture, who do not wish to pay extravagant prices.

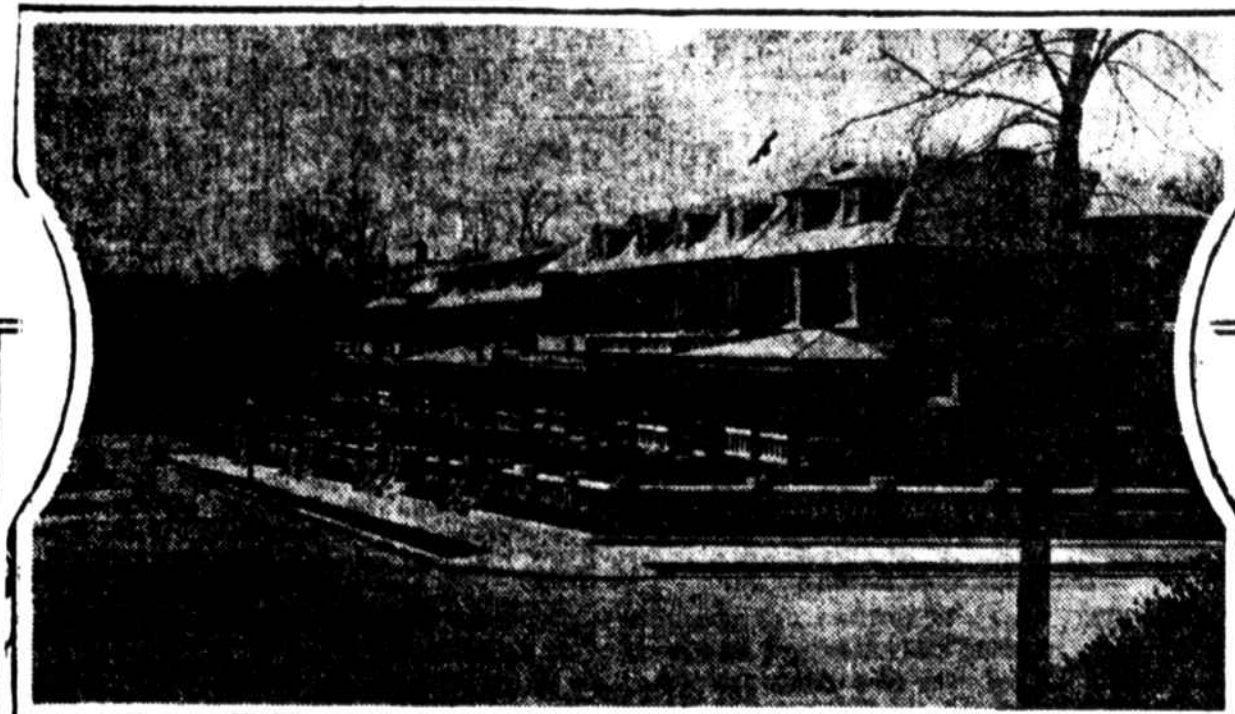
### To Reach Ashton Heights

1. Take Falls Church car at Mount Vernon Station, 12th and Pa. Ave. Get off at Clarendon.
2. Take bus at 36th and M streets, get off at Clarendon.
3. By auto, cross Aqueduct bridge, at 36th and M, take second turn to right out Wilson boulevard to Clarendon Station.

Free autos leave 617 Bond Building every hour during the week for an inspection trip to the property. Salesmen on property all day Sunday.

## Kay-Alger Co., Inc.

617 Bond Building Exclusive Agents Main 3075



## Mt. Pleasant---New Homes

Overlooking Rock Creek Park

## Sample House 2011---Kling Road

Open and Lighted Every Day

Built by Kennedy Brothers, of the finest possible material, in a thorough manner; very roomy and artistic; 4 bedrooms; glassed-in sleeping porch; two baths, built-in garage.

If you have any idea of buying it will pay you to see these homes. Priced very reasonable. New bus line within one block.

MAXIMUM **M'KEEVER and GOSS** Service

1415 Eye Street N. W.

Main 4752

Built as the Individual



Would Build for Himself

## Enjoy the Summer in a New Home of Your Own in CHEVY CHASE



### Away From the City's Heat, Dirt and Congestion. In Best Location.

These homes represent the utmost in modern fine house design and construction.

They possess charm, individuality, character and utility in remarkable degree.

Very low cash payments and reasonable terms makes this splendid operation in superior homes doubly attractive. Reservations are being made fast. Don't delay decision and lose the very home of your dreams.

Open All Day Sunday and Tuesday and Every Afternoon and Evening During Week

Exhibit House

39th & Jocelyn Sts.

813 15th St. N. W.

ALLAN E. **WALKER** AND CO., INC.

Exhibit Bungalow

Reno Rd. & Jocelyn St.

Main 2430